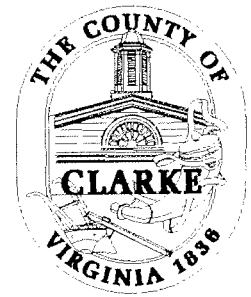


**CLARKE COUNTY  
PLANNING COMMISSION  
AGENDA**

**2010 JULY 2 - 9:00 A.M.**

**TOWN/COUNTY GOVERNMENT CENTER – MAIN MEETING ROOM**



1. Approval of Agenda

2. Approval of Minutes: 2010 June 1 and June 4

3. **COUNTY CODE, ZONING AND SUBDIVISION ORDINANCES TEXT AMENDMENTS**  
**- PUBLIC HEARING**

The Clarke County Planning Commission will consider the amendment of the County Zoning Ordinance:

Section 6-H-5, Site Plan, "Curb and Gutter";

Section 6-H-8, Stormwater Management; and

Section 6-H-15, Sinkholes and Karst Features; and

the amendment of the County Subdivision Ordinance:

Section 8-1, Drainage.

and the amendment of the County Code so as to add Section 147, Stormwater Management. TA-10-06

4. **TEXT AMENDMENT – CONT'D PUBLIC HEARING**

The Clarke County Planning Commission will consider the amendment of the County Zoning Ordinance:

Section 3-A-1-a and 3-A-2-a, Special Uses in the Agricultural-Open Space-Conservation (AOC) and Forestal-Open Space-Conservation (FOC) Zoning Districts so as to state that Boarding Kennels shall consist of more than five canine or feline animals, that Breeding Kennels shall consist of more than 20 canine animals, and to delete the adjective 'commercial' when describing 'Breeding Kennels'.

Section 9-B, Definitions, so as to modify the definition of 'Commercial Breeding Kennel', so as to delete the adjective 'commercial' and to delete the requirement in the definition of 'Boarding Kennel' or 'Breeding Kennels' shall be allowed only as an accessory use to a Single Family Detached Dwelling and shall be located not more than 200 feet from such a dwelling so as to shift these requirements to Supplemental Regulations.

Section 3-C-2-l, Supplementary Regulation for Home Occupations, so as to include in the AOC and FOC Zoning Districts, commercial boarding or breeding kennels as home occupations limiting the size of a Breeding Kennel to 20 canine adult animals and limiting Boarding Kennels less than five canine and/or feline adult animals;

Section 3-C-2-gg, Supplementary Regulation for Commercial Boarding Kennels and Breeding Kennels so as to shift use and setback regulations for such uses from the definition section of the Zoning Ordinance to this section. TA-10-04

5. **MINOR SUBDIVISION**

Oakland Orchard, L.P. requests approval for a two-lot subdivision and maximum lot size exception for Tax Map #9-((A))-60 located at 637 Oakland Lane, Battletown Magisterial District, zoned Agricultural-Open Space-Conservation (AOC). MS-10-02, MLSE-10-02

6. **MINOR SUBDIVISION**

C F Limited Partnership (Peter Cook, Agent) requests approval for a two-lot subdivision for Tax Map Parcel #9-((A))-62B located in the 3900 block of Shepherds Mill Road, Battletown Magisterial District, zoned Agricultural-Open Space-Conservation (AOC). MS-10-05

## **7. TEXT AMENDMENT – SET PUBLIC HEARING**

The Clarke County Planning Commission will consider the amend of the Zoning Ordinance:

Sections 3-A-1-a-1, 3-A-2-a-1, 3-A-3-a-1, Special Uses in the AOC, FOC, and Rural Residential Zoning Districts so as to delete ‘Assisted Living Facilities’,

Sections 3-A-1-a-2, 3-A-1-a-2, 3-A-1-a-2 Accessory Uses and Structures in the AOC, FOC, and Rural Residential Zoning Districts so as to allow a ‘Temporary Family Health Care Structure’,

Section 3-C-2, Supplementary Regulations for uses in Various Districts so as to establish regulations for a ‘Temporary Family Health Care Structure’ and to delete the reference to Assisted Living Facilities in the supplemental regulations for Home Occupations,

Sections 9-B-13, definition of the term ‘Assisted Living Facility’ so as to delete this term,

Section 9-B-60, definition of the term ‘Single Family Dwelling’ so as to include the term ‘Assisted Living Facility’ as defined in Virginia Code Section 15.2-2291 so that Assisted Living Facilities (for up to eight individuals with mental illness, mental retardation, or developmental disabilities or no more than eight aged, infirm or disabled persons, and with one or more resident counselors or other staff persons) to be considered residential occupancy by a single family and to not have conditions more restrictive than those imposed on residences occupied by persons related by blood, marriage, or adoption.

TA-10-07

## **8. TEXT AMENDMENT – SET PUBLIC HEARING**

The Clarke County Planning Commission will consider the amend of the Zoning Ordinance:

Section 9-B-176, definition of the term ‘Tract’, so as to add a phrase to state that if a tract is divided by a public road is located totally in the ten year floodplain, then the parcel shall be considered a single tract.

TA-10-08

### **Board/Committee Reports**

- |                                      |                              |
|--------------------------------------|------------------------------|
| 9. Board of Supervisors              | – <b>Pete Dunning</b>        |
| 10. Sanitary Authority               | – <b>Pete Dunning</b>        |
| 11. Board of Septic & Well Appeals   | – <b>Pete Dunning</b>        |
| 12. Board of Zoning Appeals          | – <b>Anne Caldwell</b>       |
| 13. Historic Preservation Commission | – <b>Cliff Nelson</b>        |
| 14. Conservation Easement Authority  | – <b>George Ohrstrom, II</b> |

### **Staff Reports**

- |                                 |                        |
|---------------------------------|------------------------|
| 15. Natural Resource Activities | – <b>Alison Teetor</b> |
| 16. Enforcement Officer         | – <b>Nancy Olin</b>    |

17. Other

18. Adjournment until the next regular meeting on 2010 September 3